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## OAK HILL, BURSLEDON, SOUTHAMPTON, SO31 8AS



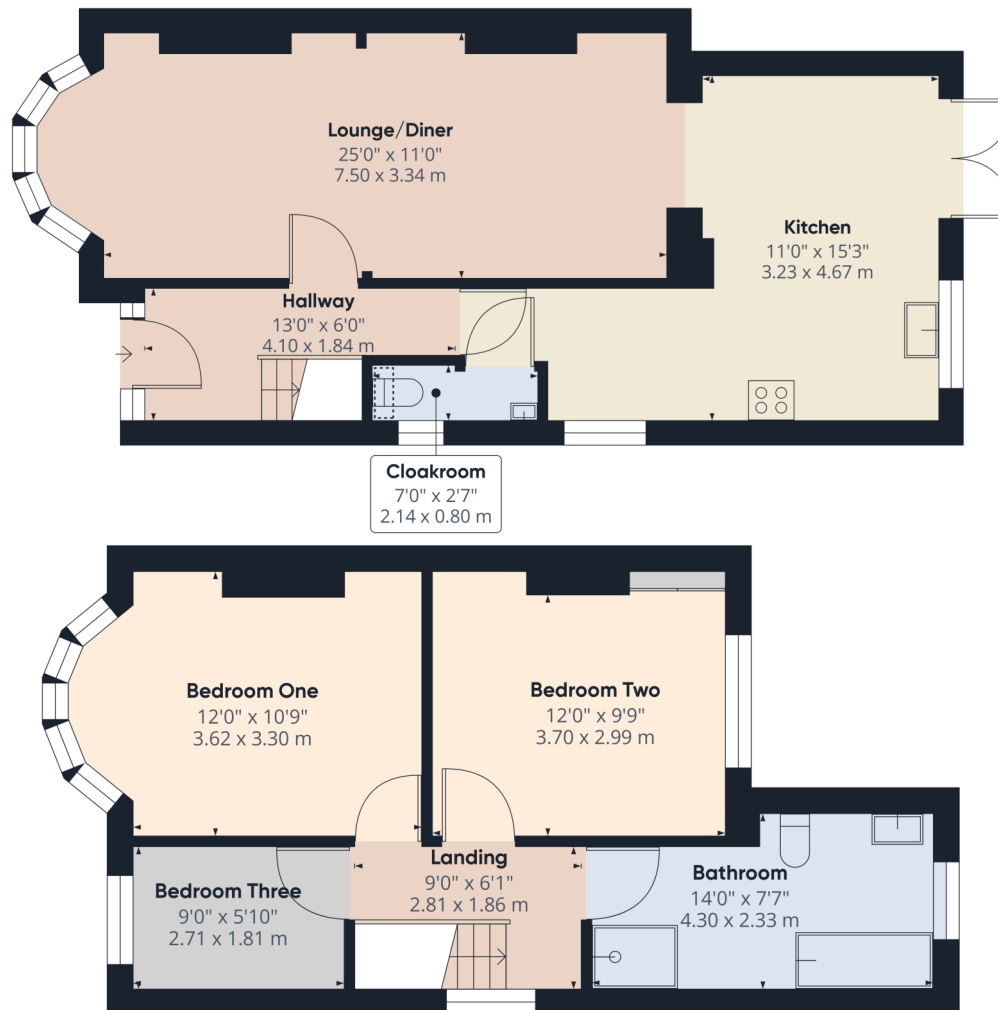
**BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED CHARACTER HOME WITH OFF ROAD PARKING AND A SIZABLE REAR GARDEN. IT IS SITUATED IN A HIGHLY POPULAR LOCATION WITHIN CLOSE PROXIMITY TO EXCELLENT TRANSPORT LINKS, MARINAS, LOCAL AMENITIES AND THE FAMOUS RIVER HAMBLE.**

**£375,000 Freehold**

This well presented three-bedroom semi detached dwelling is located in the popular residential location of Bursledon and has been beautifully modernised by the current owner. The property offers the perfect balance of areas to entertain and relax with three bedrooms, two of which are doubles, a spacious lounge/diner, kitchen, family bathroom and a cloakroom. Externally, there is off-road parking to the front and a larger than average enclosed rear garden.

The property is conveniently situated for local marinas, the picturesque River Hamble and Lowford Village amenities, which include a community centre, library, café, convenience store, public house and takeaways. Bursledon Infant and Junior Schools are in close proximity. Regular bus services run between Southampton and Portsmouth City Centre's via the A27 and junction 8 of the M27 lies under 1 mile away. Bursledon Train Station is located approximately half a mile away.

Don't miss out on the opportunity to make this house your new home. Call us today to arrange a viewing.



**Approximate total area<sup>(1)</sup>**

1057.45 ft<sup>2</sup>

98.24 m<sup>2</sup>

**Reduced headroom**

2.26 ft<sup>2</sup>

0.21 m<sup>2</sup>

(1) Excluding balconies and terraces

⌵ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## The Local Area

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Located within the borough of Eastleigh and close to the city of Southampton, Bursledon has a railway station, marina, dockyards and the Bursledon Windmill. Nearby villages include Swanwick, Hamble-le-Rice, Netley and Sarisbury Green.

Old Bursledon is one of the Hamble's best-kept secrets. The River Hamble is an internationally-famed centre of yachting and motorboats, and boasts several marinas that offer extensive facilities for both residential and visiting yachtsmen. The village has close ties to the sea. The Elephant Boatyard located in Old Bursledon dates back centuries and is where some of Henry VIII's fleet was built. Submerged remnants of the fleet can be found in the River Hamble. The village, particularly the Jolly Sailor pub and the Elephant Boatyard, were used as the primary filming venue for the 1980s BBC TV soap opera *Howards' Way*. Bursledon's waterside location and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. By the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.

Bursledon Windmill was built in 1814. The mill is a five storey tower mill with a stage at first floor level. The four Common sails are carried on a wooden windshaft, which also carries the wooden brake wheel. This drives the wooden wallower, located at the top of the wooden upright shaft. The wooden great spur wheel at the bottom of the upright shaft drives three pairs of underdrift millstones.

The Bursledon Brickworks, based in the village of Swanwick, was founded in 1897 and produced the famous Fareham red brick. Today it is the last surviving example of a Victorian steam powered brickworks in the country. The brickworks were sold to Hampshire Buildings Preservation Trust and can be visited as the Bursledon Brickworks Industrial Museum.

Locally, there are several pubs and restaurants to try, but if you'd like to stretch your legs a little more, you can take a stroll to the waterside villages that line the Hamble's route to the sea. Visit them by water taxi, or head upriver in a tender to Botley for some truly spectacular scenery.

The local church, St Leonard's in Old Bursledon traces its history back to the twelfth century. Local schools include Bursledon Infant and Junior Schools, The Hamble Secondary School is the catchment school for students aged 11-16.

The area has excellent transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.



## Ground Floor Accommodation

Upon entering the property, you are greeted by the hallway with space to de boot and hang your coats. There are doors to principal rooms and stairs rising to the first floor with a wooden balustrade and an understairs storage cupboard.

The well-proportioned lounge/diner boasts a front elevation bay window. This room is perfect for gathering and entertaining, offering space for your sofas and dining furniture alike. The living area offers a feature fireplace which will undoubtedly enhance the cosy atmosphere on those chilly evenings. The dining area further benefits from a log burner with surround.



An archway leads into the contemporary kitchen which comprises of a range of two-tone Shaker style wall and floor mounted units with quartz covered worksurfaces and matching upstands over. The base units boast under cupboard lighting, which, twinned with the chic hexagonal tiling make this a kitchen for the new owner to be proud of. The room is bright and airy offering windows to the rear and side aspects; French doors open out onto a raised decked terrace. There is space for a Range cooker with and extractor hood over, an integrated slimline dishwasher, space and plumbing for a washing machine and further appliance space. A handy breakfast bar offers a spot to grab breakfast on the go on those busy mornings. The ground floor benefits from the added convenience of a cloakroom with a wash hand basin, WC and side elevation window.





### First Floor Accommodation

Ascending to the first floor, the landing is light and airy courtesy of a side elevation window. There are doors to all rooms.

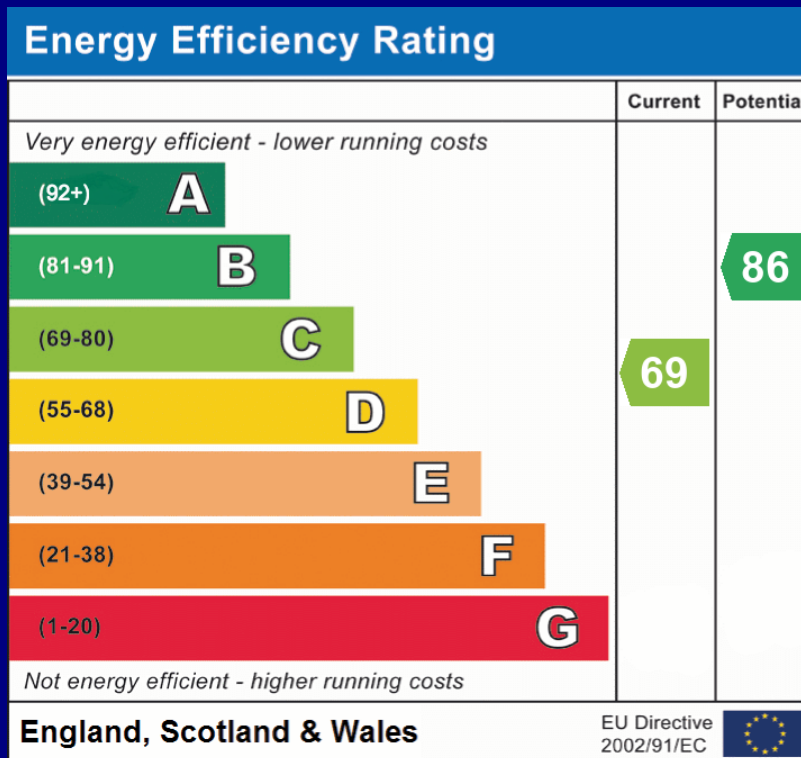
Bedroom one is a spacious double room and benefits from a large bay window to the front elevation. Bedroom two, another good-sized double, presents a window providing views over the rear garden. Bedroom three is a single room with a front aspect window and would easily lend itself to being utilised as a home office.

The family bathroom which is larger than average, is fully tiled with a loft access point. The four-piece suite comprises of a shower cubicle, corner bath, wash hand basin and a low-level WC. There is an obscured window to the rear elevation.



## Outside

The property is approached by a driveway which is laid to shingle providing off road parking. A pathway leads to a covered porch and the entrance door. A wooden gate allows pedestrian access into the rear garden. The large rear garden is enclosed by a mixture of fencing and hedgerow and is largely laid to lawn. A raised decked terrace leads from the property with steps down to the garden. There is an area of decking which offers a lovely spot for outdoor entertaining and al fresco dining. The decking also houses a timber shed.



**COUNCIL TAX BAND: C - Eastleigh Borough Council.**  
**UTILITIES: Mains gas, electricity, water and drainage.**  
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**To arrange a viewing please contact us.**

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No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

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